



To: Indiana Housing Finance Authority Board of Directors  
From: Sheryl Sharpe, Wendy Landes, Shannon Fountain, Erika Scott, Jacob Sipe  
Date: February 17, 2000  
Re: CHDO Works (HOME)

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Since 1994, IHFA has made HOME operating funds available to state-certified CHDOs for activities designed to expand capacity in developing and/or implementing affordable housing projects. Eligible activities include, but are not limited to: staff costs, office expenses, equipment, hardware and software, overhead, strategic planning, organizational development, and the expansion of existing programs.

In the first of three (3) competitive funding rounds for 2000, IHFA received eleven (11) CHDO Works applications totaling \$330,000 in operating requests. Staff recommends funding the following eight (8) applications, totaling \$237,850.

<b>Area IV Development, Inc. (2nd award)</b>
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<b>CW-000-001</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Tippecanoe County

Service Area: Benton, Carroll, Clinton, Fountain, Montgomery, Tippecanoe, Warren, and White Counties

Activities: Staff salary, education/training, travel, rent, utilities, communication costs, insurance, equipment/software, office supplies, postage, accounting services/audit, professional dues/subscriptions

The primary function of Area IV Development, Inc. is the provision of affordable housing developments and related housing services to the low-income and elderly residents of their eight (8) county service area. In the past three (3) years, Area IV has produced forty-six (46) housing units. The CHDO Works grant will enable Area IV to expand its role in the development of affordable housing to move from partnering with other organizations toward becoming prime developer and owner. Area IV also anticipates embarking upon a HOME-funded Lease-Purchase – New Construction program within the next twenty-four (24) months.

<b>Housing Assistance Office, Inc. (2nd award)</b>
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<b>CW-000-002</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: St. Joseph County

Service Area: Elkhart, Kosciusko, LaPorte, Marshall, Noble, St. Joseph, Starke, and Wabash Counties

Activities: Education/training, equipment/software, office supplies

Since 1974, the primary business of Housing Assistance Office, Inc. (HAO) has been to provide affordable and safe housing to low- and moderate-income residents. Over the course of the past three (3) years, HAO has produced over two hundred fifty (250) housing units. HAO will primarily use this CHDO Works award to continue to train existing staff and to purchase new office and computer equipment. Within the next six (6) months, HAO plans to request HOME-CHDO funding for a senior rental housing development.

<b>Pathfinder Services, Inc. (2nd award)</b>
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<b>CW-000-003</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Huntington County

Service Area: Adams, Allen, DeKalb, Huntington, LaGrange, Marshall, Noble, Starke, Steuben, Wabash, Wells, and Whitley Counties

Activities: Staff salary, education/training, travel

Pathfinder Services, Inc. began in 1966 as an organization providing supportive services for persons with disabilities. In serving those individuals, Pathfinder found that high rental costs were causing their clients, as well as other persons, to exceed 50% of their income paying housing costs. Since no other organizations were actively providing affordable housing within their service area, Pathfinder created a housing division in 1997. Since that time, they have utilized HOME funds for homeownership counseling and downpayment assistance to assist almost ninety (90) families purchase homes and have recently begun a single-family new construction project. Pathfinder intends to expand the function of its housing staff as the result of this CHDO Works award and initiate the development of twenty-five (25) affordable homes.

<b>Providence Housing Corporation (1st award)</b>
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<b>CW-000-004</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Vigo County

Service Area: Vigo County

Activities: Staff salary, education/training, travel, rent, utilities, communication costs, insurance, equipment/software

Providence Housing Corporation (PHC) received its CHDO certification in December 1999. PHC's primary activities are rehabilitation of both rental and owner-occupied housing, promotion of homeownership for low- and moderate-income persons, increasing public awareness of affordable housing issues, and increasing the capacity of other persons and organizations to implement affordable housing. As a newly certified CHDO, PHC will use the CHDO Works award primarily to expand job functions and train existing staff and to purchase office and computer equipment. They currently have an application pending for a five (5) unit rental rehabilitation project.

<b>Rising Sun and Ohio County Senior Citizens Housing, Inc. (1st award)</b>
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<b>CW-000-005</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Ohio County

Service Area: Ohio County

Activities: Staff salary, education/training, travel, communication costs, equipment/software

Rising Sun and Ohio County Senior Citizens Housing, Inc. was created in 1976 to develop, own, and operate a sixty-five (65) unit Rural Development 515 senior citizens housing complex. The organization received its CHDO certification in January 1999. During 1999, they received funding for the development of an additional twenty-eight (28) units of senior housing utilizing RHTCs and HOME. They are now exploring the feasibility of developing single-family homeownership opportunities within Ohio County. The CHDO Works award will allow the non-profit to increase staff hours of part-time employees, to train staff, and to purchase computer and office equipment.

**Seymour Community Housing Corporation, Inc. (1st award)**

**CW-000-006**

CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Jackson County

Service Area: Jackson County

Activities: Staff salary, education/training, travel, communication costs, taxes, insurance, equipment/software, office supplies, accounting services/audit

Seymour Community Housing Corporation, Inc. was certified as a CHDO in January 2000. The organization intends to begin its first development of affordable housing by pursuing rental housing specifically targeting persons identified in Jackson County as most in need of affordable housing – elderly and disabled persons. CHDO Works funds will primarily be used to train existing staff and purchase office and computer equipment.

**Southern VI Corporation (4th award)**

**CW-000-007**

CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Dubois County

Service Area: Crawford, Dubois, Orange, Perry, Pike, and Spencer Counties

Activities: Staff salary, education/training, equipment/software, office supplies, board training, strategic planning

Since its incorporation in 1995, Southern VI has been promoting economic and housing development throughout its six-county region. In the past three (3) years, the organization has produced over thirty (30) units of affordable housing, and it is currently involved with the rehabilitation of a twenty-five (25) unit rental facility in Orange County. As a result of the CHDO Works funding, Southern VI intends to continue to develop single-family homes for sale to low- and moderate-income homebuyers. The operating funds will primarily be used for staff salary, office and computer equipment, board training, and strategic planning.

<b>Whitley Crossings Neighborhood Corporation (2nd award)</b>
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<b>CW-000-008</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$27,850**

Location: Whitley County

Service Area: Whitley County

Activities: Staff salary, education/training, insurance, equipment/software, office supplies, accounting services/audit, professional dues/subscriptions, marketing materials

Whitley Crossings Neighborhood Corporation (WCNC) is a subsidiary of Passages, Inc., an organization whose focus is to provide services for people with disabilities/barriers. Seeing housing development as a growing need, Passages formed WCNC in 1995 to focus on affordable housing. WCNC is in the process of renovating a twenty-two (22) unit rental development in Columbia City using RHTCs, HOME, and a Trust Fund loan. As the result of this second CHDO Works award, WCNC intends to develop an additional twenty-one (21) units of rental housing in Fall 2000. Specifically, the operating funds will allow the organization to hire and train a part-time person to serve as a Housing Development Specialist.